

N61165.AR.004861
CNC CHARLESTON
5090.3a

FACT SHEET 5 FOR 1996 ENVIRONMENTAL BASIS FOR LEASING PROPERTY CNC
CHARLESTON SC
4/1/1996
CNC CHARLESTON



NAVAL BASE CHARLESTON Environmental Cleanup Program

This fact sheet is one of a series to inform interested citizens about the environmental investigations and cleanup actions at Naval Base Charleston. Other fact sheets will be written at appropriate points in the program and in response to public interest. Distribution is coordinated through the Public Affairs Office at Naval Facilities Engineering Command, Southern Division (803) 820-5771.

ENVIRONMENTAL BASIS FOR LEASING PROPERTY

◆ INTRODUCTION

Naval Base Charleston, like many other military installations across the country, is in the process of shutting down its operations. As a result of the operational changes, approximately 2,500 acres previously used for military operations have been declared "excess" by the Navy. This surplus property is currently being prepared for leasing (and eventual transfer by deed), with emphasis placed on benefiting the local economy and creating local jobs. However, property will not be transferred or leased until it has been determined environmentally suitable for the proposed reuse. This fact sheet explains the process for declaring property environmentally suitable for leasing.

DEFINITIONS

TRANSFER:	PERMANENT CHANGE IN OWNERSHIP, FROM THE NAVY TO PUBLIC/PRIVATE ENTITIES
LEASE:	RENTING PROPERTY FROM THE NAVY

◆ ENVIRONMENTAL INVESTIGATION AND CLEANUP

Environmental investigations and cleanup of base property are essential parts of the closure process. By law, property requiring cleanup cannot be transferred from the federal government until cleanup is complete. In the case of long-term cleanup, transfer of the property can not take place until this process is under way, proven to be effective, and final approval given by **South Carolina Department of Health and Environmental Control (SCDHEC)**. However, in certain cases, property requiring cleanup can be leased sooner, provided that human health and the environment will be protected, and that the intended use will not hinder cleanup efforts.

Environmental investigations have been ongoing since 1980 at Naval Base Charleston under the Navy's Installation Restoration Program. This program was accelerated in 1993 by Naval Base Charleston's **Base Realignment and Closure (BRAC)** assignment, which was intended to hasten economically beneficial reuse after closure. The accelerated cleanup is being implemented by the **BRAC Cleanup Team**, a partnership between the Navy, the U.S. Environmental Protection Agency, and **SCDHEC**. The **BRAC Cleanup Team** uses the **Environmental Baseline Survey (EBS)** to categorize property according to its environmental condition; and to make decisions on cleanup, and lease/transfer of the property.

◆ ENVIRONMENTAL BASELINE SURVEY

The **EBS** is a study of the environmental condition of the property at Naval Base Charleston. The property consists of over 750 individual facilities (e.g., ball field, pier, flagpole, sign) and buildings. An Environmental Baseline Survey uses many sources of information to determine if any past or present uses are environmentally significant. The survey process consists of at least the following:

- Detailed search and review of information and records, including past studies and practices.
- Review of records for adjacent facilities (in the event that hazardous substances may have crossed over from those facilities).
- Analysis of aerial photographs.
- Interviews with current and former employees involved with operations.
- Visual and physical inspections of the property, structures, and equipment.
- Identification of sources of contamination on the property and adjacent property.
- Review of ongoing response actions.
- Sampling (if appropriate).

The base-wide environmental survey is an initial review of conditions on the Naval Base. Individual site information must be updated when sites are designated for potential reuse. Information in the base-wide survey must be reviewed and updated with current site-specific data, and the visual and physical inspections of the property repeated. This updated survey is called an "Environmental Baseline Survey for Lease."

◆ THE PROCESS OF FINDING OF SUITABILITY TO LEASE

When the Navy receives a request from the Redevelopment Authority, or other entity, for the lease of a particular piece of property, it must determine if the property is

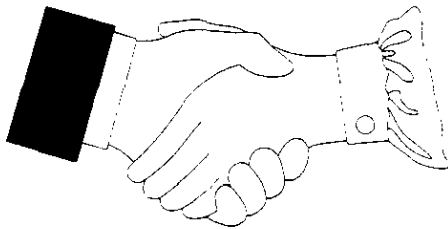
environmentally suitable for lease. This is done by comparing the intended use of the property with the information in the site-specific Environmental Baseline Survey for Lease.

The FOSL is the document that officially declares a piece of property environmentally suitable for reuse in a lease situation.

If the intended use of the facility is compatible with the environmental condition of the property and ongoing environmental investigations, a **Finding of Suitability to Lease** or **FOSL** is prepared by the Navy and presented to state and federal environmental agencies for their comments. If you hear someone mention "fossils," this is what they are talking about. The **FOSL** is the document that officially declares a piece of property environmentally suitable for reuse in a lease situation. Usually, the document is signed by the Navy and prepared following one of the categories listed below:

- Category ① Hazardous substances or petroleum products have never been stored or known to have been released, treated, or disposed on the property. Use of the property is not restricted.
- Category ② Hazardous substances or petroleum products have been stored on the property, and may have been released, treated, or disposed of, but the property is not contaminated. The type, quantity, and all known information about the hazardous substances or petroleum products is included in the **FOSL**.

- Category ③ The property contains or may contain some level of contamination by hazardous substances or petroleum products. However, the proposed use of the property can go forward with acceptable risk to human health or the environment and without interference in the environmental restoration process. The type, quantity, and all known information about the hazardous substances or petroleum products are included in the FOSL. The lease will contain specific restrictions on the parcel's use.



The **BRAC** Cleanup Team is responsible for the **FOSL** process. Comments from **SCDHEC** and the U.S. Environmental Protection Agency are incorporated in the **FOSL** document.

◆ AFTER THE FOSL IS SIGNED

The Navy will notify the Restoration Advisory Board that the Finding of Suitability to Lease has been signed, and that lease of the property has been approved. A copy of the final document and all comments from the regulatory agencies will be kept in the Naval Base Charleston Information Repository at the Dorchester Road Regional Branch of the Charleston County Library.

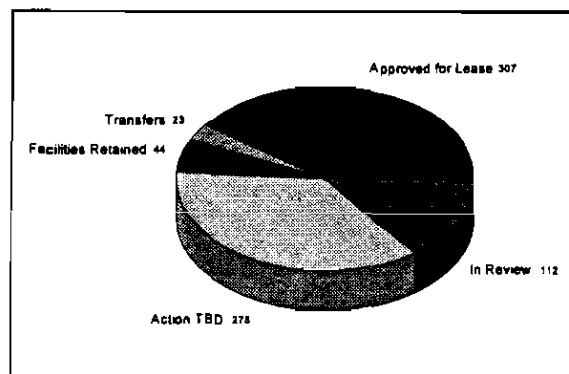
◆ LEASE CONDITIONS

After the Finding of Suitability to Lease has been completed and signed, a lease can be prepared. Depending on the history of the property and the nature of the proposed use, provisions may be made to protect health and allow for continued environmental restoration. Examples of lease provisions include the following:

- ① Environmental investigations and other ongoing activities shall not be disrupted by the new use.
- ② To protect human health and the environment, the property may only be used for the purpose defined in the lease. (For example, if only industrial operations have been approved in the lease, other purposes – such as housing or recreation – would be inappropriate and not allowed.)
- ③ Compliance with health and safety plans in effect as part of the Navy's environmental program.
- ④ All restrictions in the lease will be included in any sublease.

◆ STATUS OF THE PROGRAM TO DATE

As of March 1996, 27 FOSLs have been signed comprising over 300 facilities and buildings. Other FOSLs are in various stages of review, either within the Navy or by the state and federal environmental regulators. Because Environmental Baseline Surveys are very thorough, FOSLs are initiated only when there is reasonable belief that the property is environmentally suitable for reuse.



STATUS OF FACILITIES

◆ **FOR MORE INFORMATION**

A Restoration Advisory Board, consisting of area residents, community leaders, and Navy, local, state and federal officials, meets regularly to discuss the environmental cleanup programs at Naval Base Charleston. These meetings are advertised and open to the public.

The Navy also maintains a mailing list of individuals and organizations interested in receiving material regarding the environmental restoration of the base. Program updates, announcements, and fact sheets like this one are sent periodically to those on the mailing list.

If you have questions about the environmental program, property transition, or would like to be added to the mailing list, please contact Jim Beltz at Naval Facilities Engineering Command, Southern Division.

<p>Jim Beltz Public Affairs Office NAVFAC, Southern Division P.O. Box 190010 North Charleston, SC 29419</p> <p>(803) 820-5771</p>

Public Affairs Office
NAVFAC, Southern Division
P.O. Box 190010
North Charleston, SC 29419

Official Business

Place Label Here